



**OAKFIELD HOUSE**  
Hildersham

Carter Jonas



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## OAKFIELD HOUSE, HILDERSHAM, CAMBRIDGE, CB21 6BU

- Cambridge City Centre – approx. 8 miles
- Addenbrookes Hospital – approx. 6.5 miles
- Cambridge South Railway Station – approx. 6.5 miles

Large plot measuring close to 1.5 acres • Detached annexe • Ample driveway parking • Impressive views across open fields • No onward chain • Equestrian aspect • EPC rating F

### DESCRIPTION

An idyllically positioned three-bedroom detached house enjoying a one-bedroom annexe and a generously sized plot measuring close to 1.5 acres. The property measures approximately 2,000 sq.ft, with the annexe offering a further 400 sq.ft. The grounds are particularly impressive with a gated driveway, mature immediate gardens and a large adjacent paddock.

### GROUND FLOOR

The ground floor consists of a large entrance hall, sitting room, kitchen/breakfast room, boot room and garden room.

### FIRST FLOOR

A landing, three double sized bedrooms, an en-suite and bathroom.

**AN IDYLLICALLY POSITIONED THREE-BEDROOM DETACHED HOUSE ENJOYING A ONE-BEDROOM ANNEXE AND A GENEROUSLY SIZED PLOT MEASURING CLOSE TO 1.5 ACRES.**





## OUTSIDE

The property is approached via the 5-bar timber gate opening to the large gravel driveway providing ample parking and access to the stable, annexe and main house. The immediate gardens wrap the property and are predominately lawned. Beside the gardens is the large and enclosed paddock.

## LOCATION

Hildersham is a highly regarded and picturesque village with a public house and village hall, situated very conveniently for the A11 main road (2 miles) and the nearby village of Linton (2 miles) which has an excellent range of facilities usually found in a small town.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**Local Authority:** South Cambridge District Council

**Viewings:** Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



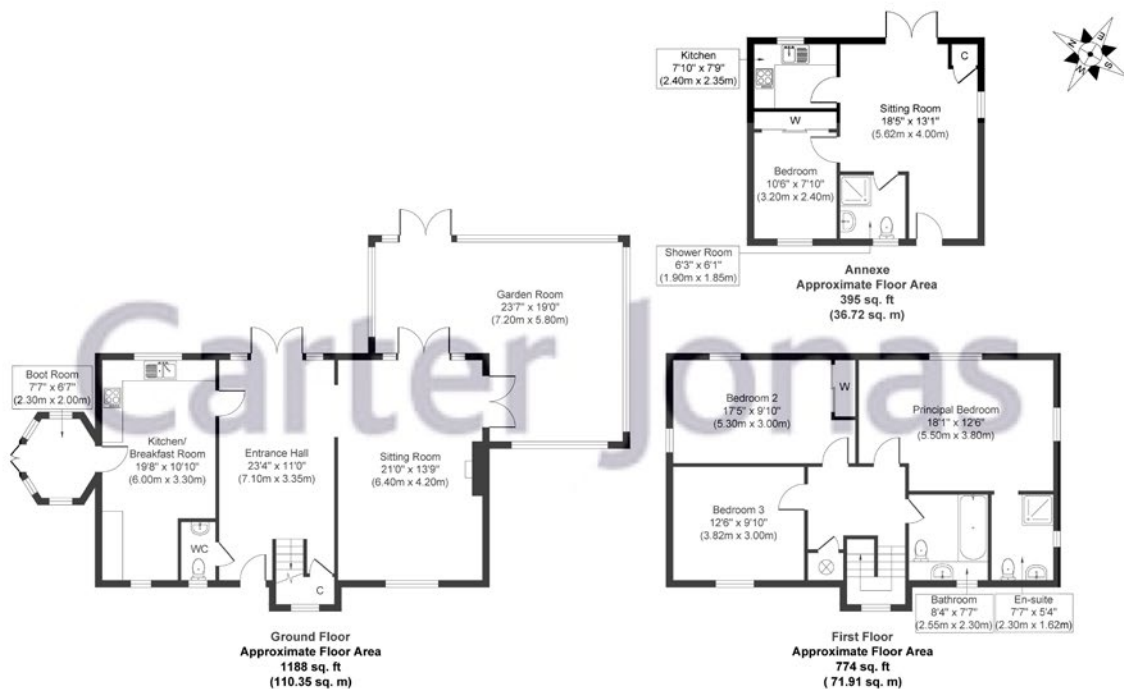












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92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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